

IN RE: PETITION FOR VARIANCE
S/S Mt. Carmel Road, 280' NW of
the c/l of York Road
(9 Mt. Carmel Road)
6th Election District
3rd Councilmanic District

First Baptist Church of Hereford
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-176-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 9 Mt. Carmel Road, located in the vicinity of York Road in Hereford. The Petition was filed by the owner of the property, the First Baptist Church of Hereford, by John J. Brown, its Pastor, through their attorney, John H. Dumler, Esquire. The Petitioners seek relief from Section 259.3.C.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 32 sq.ft. per side (64 sq.ft. total) in lieu of the permitted 25 sq.ft. per side (or 50 sq.ft. total). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reverend John Brown, and Richard Sands, a member of the Church. Although their attorney filed the Petition on their behalf, he was not present at the hearing. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 2.141 acres, more or less, zoned R.O.-C.R., and is the site of the Hereford Baptist Church, which has existed on the property since 1842. A large portion of the site is utilized as a cemetery with the remainder of the property (.0395 acres) improved with the existing Church building.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

That building, the cemetery and surrounding properties are depicted in a series of photographs which were submitted at the hearing. As noted above, the original Church building has existed on the property for many years, and an addition was added to the building in 1956. Presently, a sign is located adjacent to the Church and faces Mt. Carmel Road. This sign is parallel to the road, not perpendicular thereto, and thus, it is not readily visible to traffic on the roadway. The Church proposes to erect a new freestanding sign to replace the one which presently exists. A schematic rendering of the proposed sign is shown on the site plan marked as Petitioner's Exhibit 1. The proposed sign will contain a changeable message board which will advertise the Church's name, services and worship times, and other special events. The sign will be perpendicular to the road, and thus, visible to traffic proceeding in both directions on Mt. Carmel Road. Furthermore, the sign will be internally illuminated; there will be no floodlights or spotlights, and it is anticipated that same will be lighted from dusk to dawn. The sign will be double-faced, with each face containing 32 sq.ft. of sign space, or 64 sq.ft. total.

Reverend Brown testified that he contacted his neighbors and the Hereford Business Association. He indicated that none of the neighboring property owners voiced any objections to the proposed sign and that it enjoys the support of the Hereford business community.

Upon due consideration of the testimony and evidence presented, I am persuaded to grant the Petition for Variance. The proposed sign appears appropriate for the subject site, particularly considering the fact that the property, in total, contains 2.141 acres in area. A single sign on a tract of that size is not out of scale. Moreover, the property is located near the rural town center of Hereford. Thus, in my judgment, the proposed

12/16/95
JBP

sign is appropriate given the surrounding uses. I am persuaded that the Petitioner has satisfied the standards set forth in Section 307 of the B.C.Z.R. and that variance relief should be afforded.


It is also to be noted that a lengthy Zoning Plans Advisory Committee (ZAC) comment on this sign was submitted by the Office of Planning and Zoning. That comment raised a number of issues relating to illumination of the sign, landscaping, etc. It appears that the lighting issue will be resolved by the fact that the sign will be internally illuminated. Thus, there will be no floodlights or spotlights used to illuminate the sign and there should be no residual light shining onto neighboring properties or into Mt. Carmel Road. In this regard, Reverend Brown indicated that the proposed sign was the smallest available through the sign company with whom the Church has contracted.

Under the circumstances, I will approve the variance requested. However, I will require a representative of the Church to contact the Office of Planning and Zoning to obtain that agency's input as to landscaping and other issues which will insure compatibility of the proposed sign with the surrounding locale. This restriction will not empower that agency to reverse the decision of this Zoning Commissioner in granting the variance. The Church shall be allowed to construct a 64 sq.ft., internally illuminated sign where shown on the site plan and as depicted in the rendering thereon. However, certain efforts to mitigate the sign's effect upon the surrounding locale shall be incorporated at the discretion of the Office of Planning and Zoning.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of December, 1995 that the Petition for Variance seeking relief from Section 259.3.C.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 32 sq.ft. per side (64 sq.ft. total) in lieu of the permitted 25 sq.ft. per side (or 50 sq.ft. total), in accordance with Petitioner's Exhibit 1, is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, a representative for the Petitioner shall contact the Office of Planning and Zoning for input on landscaping of the subject sign and other related issues to ensure compatibility with the surrounding rural locale.
- 3) When applying for the sign permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER PREPARED FOR FILING
Date 12/16/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 6, 1995

Reverend John J. Brown
First Baptist Church of Hereford
1411 Mt. Carmel Road
Parkton, Maryland 21120

RE: PETITION FOR VARIANCE
S/S Mt. Carmel Road, 280' NW of the c/l of York Road
(9 Mt. Carmel Road)
6th Election District - 3rd Councilmanic District
First Baptist Church of Hereford - Petitioner
Case No. 96-176-A

Dear Reverend Brown:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: John H. Dumler, Esquire
8441 Belair Road, Baltimore, Md. 21236

People's Counsel

File ✓





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 Mt. Carmel Rd, Herford, Md 21120
96-176-A which is presently zoned RO-CR

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 259.3.C.7.b

To allow a freestanding sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty - Need a double-sided, illuminated, 64 sq. ft sign to identify church in the community and to position sign with a 10 ft. setback to make sign readable.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

John J. Brown
(Type or Print Name)

X John J. Brown, Pastor
Signature

1411 Mt. Carmel Rd
Address

Parkton md 21120
City State Zipcode

Attorney for Petitioner

JOHN H DUMLER
(Type or Print Name)

John H Dumler
Signature

8441 Belane RD 254-3000
Address Phone No.

Bethesda Md 21234
City State Zipcode

Legal Owner(s)

(Type or Print Name)

X John J. Brown, Pastor
Signature

First Baptist Church of Herford
(Type or Print Name)

Signature

1411 Mt. Carmel Rd 343-1216
Address Phone No.

Parkton md 21120
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

174

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

96-176-A

9 MT. CARMEL ROAD

6th ELECTION DISTRICT - 9TH COUNCILMANIC DISTRICT

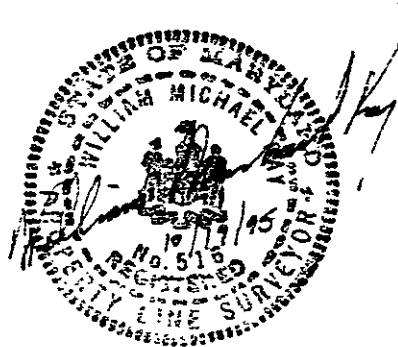
BEGINNING for the same at a point on the south side of Mt. Carmel Road approximately 280 feet north-westerly of the centerline of York Road thence South 2 degrees, 47 minutes, 46 seconds, East a distance of 81.42 feet; thence North 86 degrees, 39 minutes 21 seconds West a distance of 103.19 feet; thence North 00 degrees 01 minutes 19 seconds West 10.00 feet; thence South 89 degrees 58 minutes 41 seconds West; thence North 00 degrees 01 minute 19 seconds East 109.98 feet; thence binding along the south side of Mt. Carmel Road South 66 degrees, 15 minutes, 42 seconds East 110.98 feet.

CONTAINING 10,339 square feet or 0.237 acres of land, more or less.

BEING part of the .0395 acre tract known as 9 Mt. Carmel Road.

87-100

10-19-95



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-176-A

District 6th variance Date of Posting 11/17/95

Posted for: First Baptist Church of Howard

Petitioner: 1411 McTernan Rd

Location of property: roadway on property behind

Location of Sign: roadway on property behind

Remarks: 11/24/95

Posted by McTernan Date of return: 11/24/95

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Glassboro Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #98-179-A
(Item 17A)

1411 M. Carmel Road
585 Mt. Carmel Road, approximately 280' NW of M. York Road

8th Election District
3rd Councilmanic

Legal Owner(s):

First Baptist Church of Hereford

Hearing: Monday, December 4, 1998 at 11:00 a.m. in Room 118, Old Courthouse.

Variances to allow a free-standing sign an area of 32 square feet per side in lieu of the required 96 square feet per side.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped Accessible, for special accommodations. Please Call 887-3383.

(2) For information concerning the File and/or Hearing, please Call 887-3381.

11/19/98 Nov. 18, C17303

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 21, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 16, 1998.

THE JEFFERSONIAN,

A. H. Erickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

96-171-A
No.

DATE 2402195 ACCOUNT R-001-6150

item #174
96-176-A AMOUNT \$ 285.00

RECEIVED FROM: Richard Sands
For J. J. Brown

FOR: 1411 Mt Camel Rd

Sign Variation 03A03#0018MICHRC \$285.00
BA 0008:56AM10-24-75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUXENT PUBLISHING COMPANY

November 16, 1995 Issue - Jeffersonian

Please forward billing to:

John J. Brown
First Baptist Church of Hereford
1411 Mt. Carmel Road
Parkton, MD 21120
343-1216

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-176-A (Item 174)

1411 Mt. Carmel Road

S/S Mt. Carmel Road, approximately 280' NWly of c/l York Road

6th Election District - 3rd Councilmanic

Legal Owner: First Baptist Church of Hereford

Variance to allow a free-standing sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

HEARING: MONDAY, DECEMBER 4, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-176-A (Item 174)
1411 Mt. Carmel Road
S/S Mt. Carmel Road, approximately 280' NWly of c/l York Road
6th Election District - 3rd Councilmanic
Legal Owner: First Baptist Church of Hereford

Variance to allow a free-standing sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

HEARING: MONDAY, DECEMBER 4, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: John J. Brown/Frist Baptist Church of Hereford
John H. Dumlér, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 29, 1995

John H. Dumler, Esquire
8441 Belair Road
Baltimore, MD 21236

RE: Item No.: 174
Case No.: 96-176-A
Petitioner: J. J. Brown, Pastor


Dear Mr. Dumler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor


WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: November 20, 1995

FROM: Pat Keller, Director, OP 

SUBJECT: 9 Mt. Carmel Road

INFORMATION:

Item Number: 174

Petitioner: John J. Brown

Property Size: _____

Zoning: RO-CR

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a freestanding sign with an area of 32 square feet in lieu of the required 25 square feet.

Based upon a review of pertinent sections of the Hereford Plan (adopted by the County Council on May 6, 1991) and analysis of the information provided, staff offers the following comment:

As highlighted in the Hereford Plan, the C.R. District regulations provide for strict controls on signage and lighting. Restrictions include a limit of one free-standing sign with a surface area of no more than 25 square feet per side. Additionally, any sign must be landscaped and the location approved by the Director of the Office of Planning.

Requests to exceed the permitted number or area of a sign or to illuminate beyond the standards imposed by the C.R. District, must include a comprehensive sign plan.

As stated in the Hereford Plan, guidelines applicable to signage should be viewed as standards in the context of the review of a variance request.

Design guidelines for lighting and signage are outlined in Appendix C of the Plan. Relative to the subject request, the following guidelines were considered in the analysis conducted by this office:

- All flood and spotlights on ground level are to reflect only on signs or points of interest. Light beams may not cross or interfere with any line of vision or sight view of pedestrians and vehicular traffic.

TO: Arnold Jablon, Director, PDM
FROM: Arnold F. "Pat" Miller, III, Director, OP

- Signs may be illuminated provided the light source is shielded and protected at ground level, grilled and tamper proof. Light sources must also be concealed, and wattage must not exceed 300 watts on any one side.
- Enclosed soft glow internal illumination must not exceed 50 candle power illumination level and cannot operate beyond a maximum of 5 amps per unit.
- All free-standing signs and spotlights are to be integrated with planting and must be set back from the road so as not to interfere with the sight view of pedestrians or motorists.
- Free-standing signs are not to exceed 25 square feet per side.

Based upon a review of the information provided and analysis conducted, staff recommends that the applicant's request be denied. Should the request be granted, however, this office suggests that the Zoning Commissioner require the applicant to provide a comprehensive sign plan which addresses issues related to landscaping the area proximate to the sign, and the proposed means of illumination. The Office of Planning should be consulted regarding the ultimate location of the sign.

Prepared by:

Jeffrey W. Lutz

Division Chief:

Barry L. Lewis

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 16, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Item No. 174

The Development Plans Review Division has reviewed the subject zoning item. We request that the Hearing Officer require some streetscape landscape for Mt. Carmel Road. This office would prepare a plan for the Church.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE 11/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 6, 1995

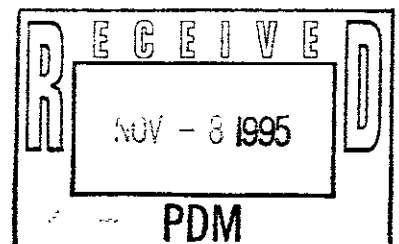
Item No.: SEE BELOW Zoning Agenda

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 172, 173, 174, 175, 176,
180 AND 181. 5

REVIEWER: P. L. ROBERT P. SQUIERWALD
Fire Marshal's Office, PHONE 887-4881, MS 1102F





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 174 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD/DE #137 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Handwritten note: 11-6-95

RE: PETITION FOR VARIANCE	*	BEFORE THE
1411 Mt. Carmel Road, S/S Mt. Carmel Rd,	*	ZONING COMMISSIONER
appx. 280' NWly of c/l York Road	*	OF BALTIMORE COUNTY
6th Election District, 3rd Councilmanic	*	CASE NO. 96-176-A
First Baptist Church of Hereford		
Petitioner		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to John H. Dumler, Esquire, 8441 Belair Road, Baltimore, MD 21236, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

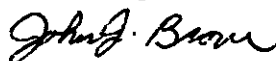
First Baptist Church of Hereford
John J. Brown, Pastor
P.O. Box 687
9 Mt. Carmel Rd.
Parkton, MD 21120
Church: 410-343-0404
Fax: 410-357-5026

October 19, 1995

Dear Sir or Madam:

In the past we were using a painted sign (4 ft. by 8 ft.) which was hung on the side of our building. It is our desire to replace this sign with a new sign on our Church property. Our research tells us that our sign needs to use 4 inch letters, and they need to be spaced properly in order to be readable at the 35 M.P.H. speed limit by our church. Therefore, we are requesting a variance to allow us to place a lighted two sided sign with the following dimensions (4 ft. by 8 ft) on our property. We are very sensitive to our community in regards to the appearance of the sign itself. We are going to spend approximately \$4,000.00 to purchase a state of the art sign that will enhance our Church and our community.

Sincerely,



John J. Brown, Pastor

John 3:16 For God so loved the world, that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John Brown, Pastor
Richard Sands

PO Box 687 Parkton MD 21120
3412 Baker School House Rd, Fredond MD
21053

John H. Dumler

Attorney at Law
Prem & Dumler

Downtown
Suite 710

201 N. Charles Street
Baltimore, MD 21201
(410) 752-1188
Fax (410) 783-0772

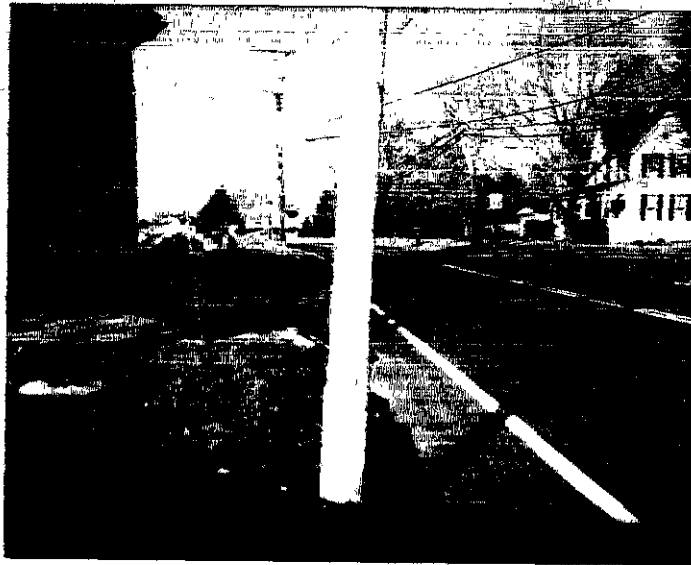
Perry Hall/White Marsh
Suite 201

8441 Belair Road
Baltimore, MD 21236
(410) 256-3530
Fax (410) 256-3944

photographs

Case 96-176-A

10/1/96





IN RE: PETITION FOR VARIANCE
S/S Mt. Carmel Road, 280' NW of
the c/l of York Road
(9 Mt. Carmel Road)
6th Election District
3rd Councilmanic District
First Baptist Church of Hereford
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-176-A

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That building, the cemetery and surrounding properties are depicted in a series of photographs which were submitted at the hearing. As noted above, the original Church building has existed on the property for many years, and an addition was added to the building in 1956. Presently, a sign is located adjacent to the Church and faces Mt. Carmel Road. This sign is parallel to the road, not perpendicular thereto, and thus, it is not readily visible to traffic on the roadway. The Church proposes to erect a new freestanding sign to replace the one which presently exists. A schematic rendering of the proposed sign is shown on the site plan marked as Petitioner's Exhibit 1. The proposed sign will contain a changeable message board which will advertise the Church's name, services and worship times, and other special events. The sign will be perpendicular to the road, and thus, visible to traffic proceeding in both directions on Mt. Carmel Road. Furthermore, the sign will be internally illuminated; there will be no floodlights or spotlights, and it is anticipated that same will be lighted from dusk to dawn. The sign will be double-faced, with each face containing 32 sq.ft. of sign space, or 64 sq.ft. total.

Reverend Brown testified that he contacted his neighbors and the Hereford Business Association. He indicated that none of the neighboring property owners voiced any objections to the proposed sign and that it enjoys the support of the Hereford business community.

Upon due consideration of the testimony and evidence presented, I am persuaded to grant the Petition for Variance. The proposed sign appears appropriate for the subject site, particularly considering the fact that the property, in total, contains 2.141 acres in area. A single sign on a tract of that size is not out of scale. Moreover, the property is located near the rural town center of Hereford. Thus, in my judgment, the proposed

sign is appropriate given the surrounding uses. I am persuaded that the Petitioner has satisfied the standards set forth in Section 307 of the B.C.Z.R. and that variance relief should be afforded.

It is also to be noted that a lengthy Zoning Plans Advisory Committee (ZAC) comment on this sign was submitted by the Office of Planning and Zoning. That comment raised a number of issues relating to illumination of the sign, landscaping, etc. It appears that the lighting issue will be resolved by the fact that the sign will be internally illuminated. Thus, there will be no floodlights or spotlights used to illuminate the sign and there should be no residual light shining onto neighboring properties or into Mt. Carmel Road. In this regard, Reverend Brown indicated that the proposed sign was the smallest available through the sign company with whom the Church has contracted.

Under the circumstances, I will approve the variance requested. However, I will require a representative of the Church to contact the Office of Planning and Zoning to obtain that agency's input as to landscaping and other issues which will insure compatibility of the proposed sign with the surrounding locale. This restriction will not empower that agency to reverse the decision of this Zoning Commissioner in granting the variance. The Church shall be allowed to construct a 64 sq.ft., internally illuminated sign where shown on the site plan and as depicted in the rendering thereon. However, certain efforts to mitigate the sign's effect upon the surrounding locale shall be incorporated at the discretion of the Office of Planning and Zoning.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of December, 1995 that the Petition for Variance seeking relief from Section 259.3.C.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 32 sq.ft. per side (64 sq.ft. total) in lieu of the permitted 25 sq.ft. per side (or 50 sq.ft. total), in accordance with Petitioner's Exhibit 1, is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, a representative for the Petitioner shall contact the Office of Planning and Zoning for input on landscaping of the subject sign and other related issues to ensure compatibility with the surrounding rural locale.
- 3) When applying for the sign permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 12/16/95
By [Signature]

ORDER RECEIVED FOR FILING

Date 12/16/95
By [Signature]

ORDER RECEIVED FOR FILING

Date 12/16/95
By [Signature]

ORDER RECEIVED FOR FILING

Date 12/16/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4336

December 6, 1995

Reverend John J. Brown
First Baptist Church of Hereford
1411 Mt. Carmel Road
Parkton, Maryland 21120

RE: PETITION FOR VARIANCE
S/S Mt. Carmel Road, 280' NW of the c/l of York Road
(9 Mt. Carmel Road)
6th Election District - 3rd Councilmanic District
First Baptist Church of Hereford - Petitioner
Case No. 96-176-A

Dear Reverend Brown:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: John H. Dumler, Esquire
8441 Belair Road, Baltimore, Md. 21236

People's Counsel

File ☒



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 Mt. Carmel Rd, Hereford, Baltimore
96-176-A which is presently zoned RO-CR

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 259.3.C.7.b

To allow a freestanding sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical Difficulty - Need a double-sided, illuminated, 64 sq. ft. sign to identify church in the community and to petition sign with a 10 ft setback to make sign readable.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County,

Correct Purchaser/Leasee:

John J. Brown
(Type or Print Name)

John J. Brown, Pastor
(Signature)

9 Mt. Carmel Rd
(Address)

Parkton md 21120
(City, State, Zip Code)

John H. Dumler
(Type or Print Name)

John H. Dumler
(Signature)

9 Mt. Carmel Rd
(Address)

Parkton md 21120
(City, State, Zip Code)

John H. Dumler
(Type or Print Name)

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(Signature)

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(Address)

Parkton md 21120
(City, State, Zip Code)

John H. Dumler
(Type or Print Name)

John H. Dumler
(Signature)

9 Mt. Carmel Rd
(Address)

Parkton md 21120
(City, State, Zip Code)

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

(Type or Print Name)

John J. Brown, Pastor
(Signature)

First Baptist Church of Hereford
(Type or Print Name)

9 Mt. Carmel Rd
(Address)

Parkton md 21120
(City, State, Zip Code)

John H. Dumler
(Type or Print Name)

John H. Dumler
(Signature)

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(Type or Print Name)

John H. Dumler
(Signature)

9 Mt. Carmel Rd
(Address)

Parkton md 21120
(City, State, Zip Code)

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION 96-176-A

9 MT. CARMEL ROAD

6th ELECTION DISTRICT - 9th COUNCILMANIC DISTRICT

BEGINNING for the same at a point on the south side of Mt. Carmel Road approximately 280 feet north-westerly of the centerline of York Road thence South 2 degrees, 47 minutes, 46 seconds, East a distance of 81.42 feet; thence North 86 degrees, 39 minutes 21 seconds West a distance of 103.19 feet; thence North 00 degrees 01 minutes 19 seconds West 10.00 feet; thence South 89 degrees 58 minutes 41 seconds West; thence North 00 degrees 01 minute 19 seconds East 109.98 feet; thence binding along the south side of Mt. Carmel Road South 66 degrees, 15 minutes, 42 seconds East 110.98 feet.

CONTAINING 10,339 square feet or 0.237 acres of land, more or less.

BEING part of the .0395 acre tract known as 9 Mt. Carmel Road.

87-100

10-19-95



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 12/17/95
Posted for: Variance
Petitioner: First Baptist Church of Hereford
Location of property: 9 Mt. Carmel Rd
Location of Sign: Posting No. 1000 on property of First Baptist Church
Remarks: None
Posted by: [Signature] Date of return: 1/16/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 16, 1995

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 2408195 ACCOUNT: R-001-6150
 Item #174 AMOUNT: 285.00
 RECEIVED FROM: Richard Sands
 FOR: J.J. Brown
 SIGNATURE: [Signature]
 FOR: [Signature]
 SIGNATURE: [Signature]
 BALANCE: 03A03H0018MCHRC 1285.00
 BA C00B:56AM10-24-95

VALIDATION OR SIGNATURE OF CASHIER
 DATE: CASHIER: P.W. AGENCY: YELLOW: CASHIER:

TO: PULVER PUBLISHING COMPANY
 November 16, 1995 Issue - Jeffersonian

Please forward billing to:

John J. Brown
 First Baptist Church of Hareford
 1411 Mt. Carmel Road
 Parkton, MD 21120
 343-1216

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-176-A (Item 174)
 1411 Mt. Carmel Road
 5/5 Mt. Carmel Road, approximately 280' NWly of c/l York Road
 6th Election District - 3rd Councilmanic
 Legal Owner: First Baptist Church of Hareford

Variance to allow a free-standing sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

HEARING: MONDAY, DECEMBER 4, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-176-A (Item 174)
 1411 Mt. Carmel Road
 5/5 Mt. Carmel Road, approximately 280' NWly of c/l York Road
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Variance to allow a free-standing sign an area of 32 square feet per side in lieu of the required 25 square feet per side.

HEARING: MONDAY, DECEMBER 4, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

[Signature]

Arnold Jablon
 Director

cc: John J. Brown/First Baptist Church of Hareford
 John H. Dunler, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

November 29, 1995

John H. Dunler, Esquire
 8441 Relativ Road
 Baltimore, MD 21236

RE: Item No.: 174
 Case No.: 96-176-A
 Petitioner: J. J. Brown, Pastor

Dear Mr. Dunler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/jw
 Attachment(s)

Printed with Soybean Ink
 on Recycled Paper

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
 DATE: November 20, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 9 Mt. Carmel Road

INFORMATION:

Item Number: 174

Petitioner: John J. Brown

Property Size: _____

Zoning: RO-CR

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a freestanding sign with an area of 32 square feet in lieu of the required 25 square feet.

Based upon a review of pertinent sections of the Hareford Plan (adopted by the County Council on May 6, 1991) and analysis of the information provided, staff offers the following comment:

As highlighted in the Hareford Plan, the C.R. District regulations provide for strict controls on signage and lighting. Restrictions include a limit of one free-standing sign with a surface area of no more than 25 square feet per side. Additionally, any sign must be landscaped and the location approved by the Director of the Office of Planning.

Requests to exceed the permitted number or area of a sign or to illuminate beyond the standards imposed by the C.R. District, must include a comprehensive sign plan.

As stated in the Hareford Plan, guidelines applicable to signage should be viewed as standards in the context of the review of a variance request.

Design guidelines for lighting and signage are outlined in Appendix C of the Plan. Relative to the subject request, the following guidelines were considered in the analysis conducted by this office:

- All flood and spotlights on ground level are to reflect only on signs or points of interest. Light beams may not cross or interfere with any line of vision or sight view of pedestrians and vehicular traffic.

TO: Arnold Jablon, Director, PDM
 FROM: Arnold F. "Pat" Keller, III, Director, OP

- Signs may be illuminated provided the light source is shielded and protected at ground level, gridded and tamper proof. Light sources must also be concealed, and wattage must not exceed 300 watts on any one side.
- Enclosed soft glow internal illumination must not exceed 50 candle power illumination level and cannot operate beyond a maximum of 5 amps per unit.
- All free-standing signs and spotlights are to be integrated with planting and must be set back from the road so as not to interfere with the sight view of pedestrians or motorists.
- Free-standing signs are not to exceed 25 square feet per side.

Based upon a review of the information provided and analysis conducted, staff recommends that the applicant's request be denied. Should the request be granted, however, this office suggests that the Zoning Commissioner require the applicant to provide a comprehensive sign plan which addresses issues related to landscaping the area proximate to the sign, and the proposed means of illumination. The Office of Planning should be consulted regarding the ultimate location of the sign.

Prepared by: [Signature]

Division Chief: [Signature]
 PK/JL

ITEM174/PZOMB/ZACI

Pg. 2

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 DATE: Nov. 16, 1995
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for November 13, 1995
 Item No. 174

The Development Plans Review Division has reviewed the subject zoning item. We request that the Hearing Officer require some streetscape landscape for Mt. Carmel Road. This office would prepare a plan for the Church.

RWB:sw

Baltimore County Government
 Fire Department

700 East Joppa Road, Suite 901
 Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon,
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 13, 1995

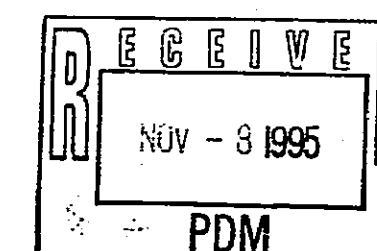
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 174, 175, 176, 177 AND 178. 5

REVIEWER: LT. ROBERT P. SORENGOLD
 Fire Marshal's Office, PHONE 887-4681, MS-1107





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 174 (CAH)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD 174 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

First Baptist Church of Hereford
John J. Brown, Pastor
P.O. Box 687
9 Mt. Carmel Rd.
Parkton, MD 21120
Church: 410-343-0404
Fax: 410-357-5026

October 19, 1995

Dear Sir or Madam:

In the past we were using a painted sign (4 ft. by 8 ft.) which was hung on the side of our building. It is our desire to replace this sign with a new sign on our Church property. Our research tells us that our sign needs to use 4 inch letters, and they need to be spaced properly in order to be readable at the 35 M.P.H. speed limit by our church. Therefore, we are requesting a variance to allow us to place a lighted two sided sign with the following dimensions (4 ft. by 8 ft.) on our property. We are very sensitive to our community in regards to the appearance of the sign itself. We are going to spend approximately \$4,000.00 to purchase a state of the art sign that will enhance our Church and our community.

Sincerely,
John J. Brown
John J. Brown, Pastor

John 3:16 For God so loved the world, that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life.

174

RE: PETITION FOR VARIANCE * BEFORE THE
1411 Mt. Carmel Road, S/S Mt. Carmel Rd., * ZONING COMMISSIONER
approx. 280' NWly of c/l York Road * OF BALTIMORE COUNTY
6th Election District, 3rd Councilmanic * CASE NO. 96-176-A
First Baptist Church of Hereford *
Petitioner *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

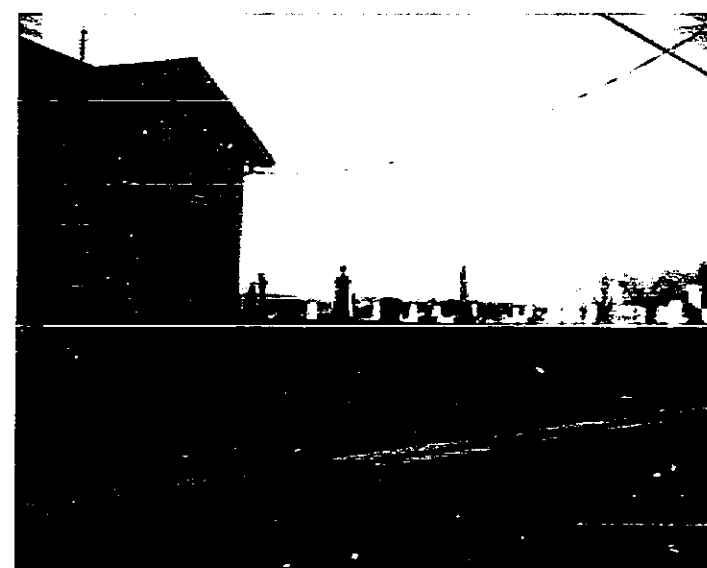
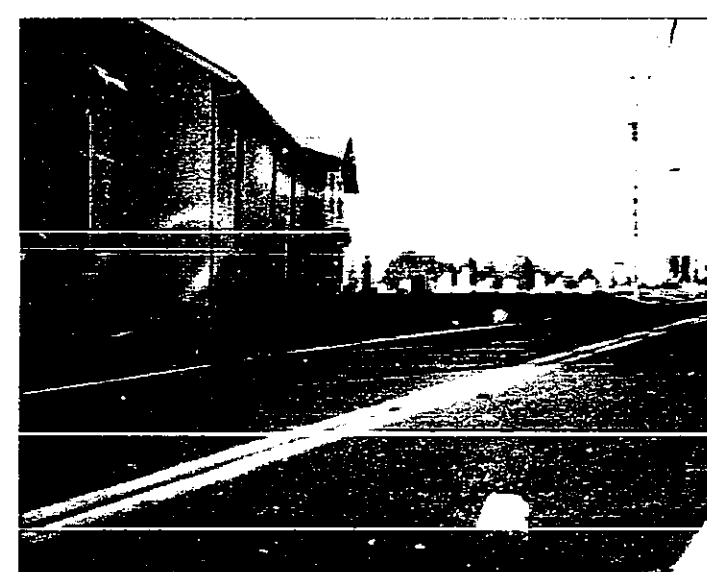
I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to John H. Dumlér, Esquire, 8441 Belair Road, Baltimore, MD 21236, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>John J. Brown, Pastor</i>	<i>P.O. Box 687 Parkton MD 21120</i>
<i>Richard Sand's</i>	<i>3411 Belair Sch. House Rd. Frederick Md 21703</i>
John H. Dumlér	
Attorney at Law	
Prem & Dumlér	
Downtown	
Suite 710	
201 N. Charles Street	
Baltimore, MD 21201	
(410) 752-1188	
Fax (410) 753-0772	
Perry Hall/White Marsh	
Suite 201	
8441 Belair Road	
Baltimore, MD 21236	
(410) 256-3530	
Fax (410) 256-3944	



photographs

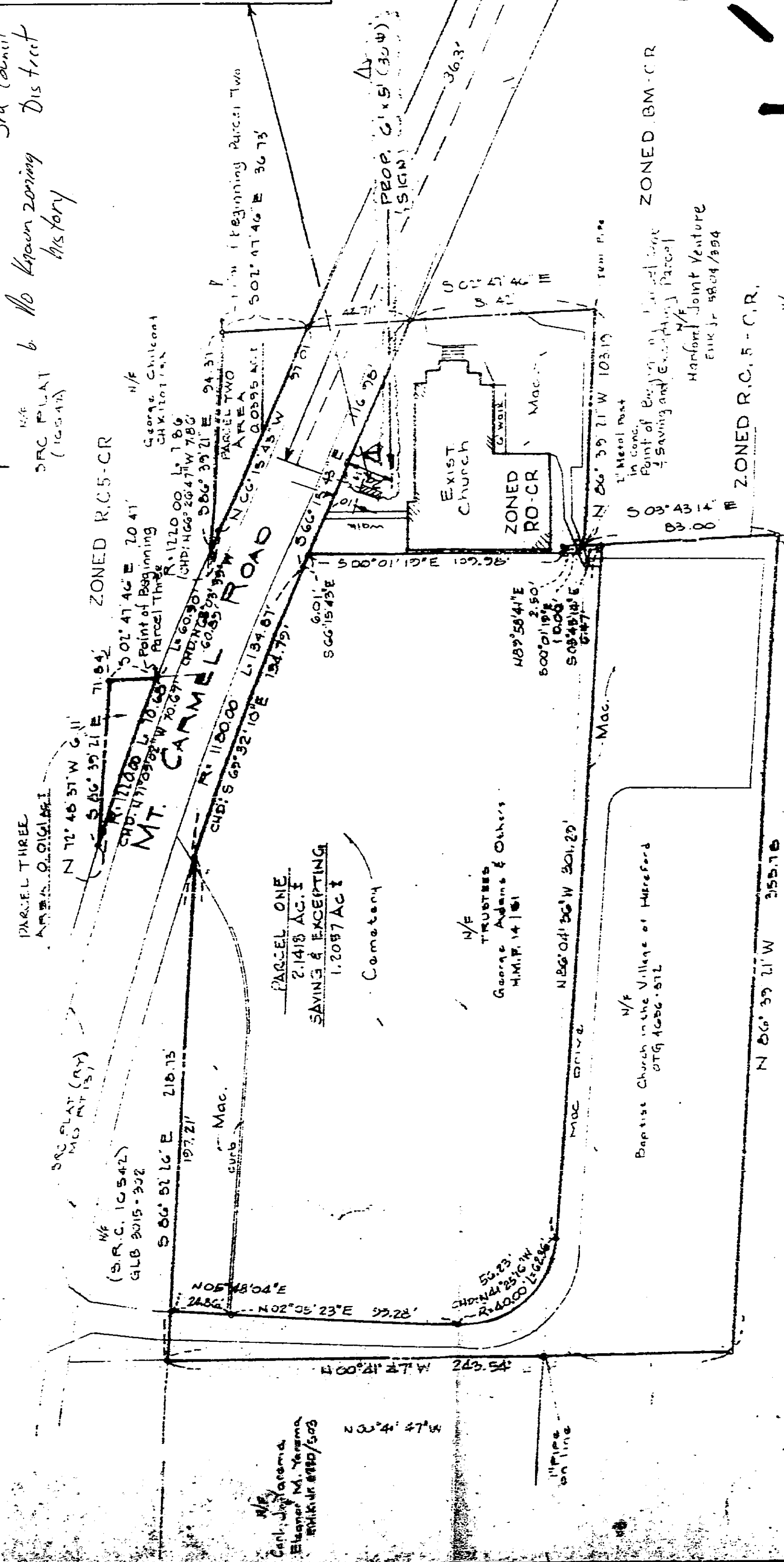
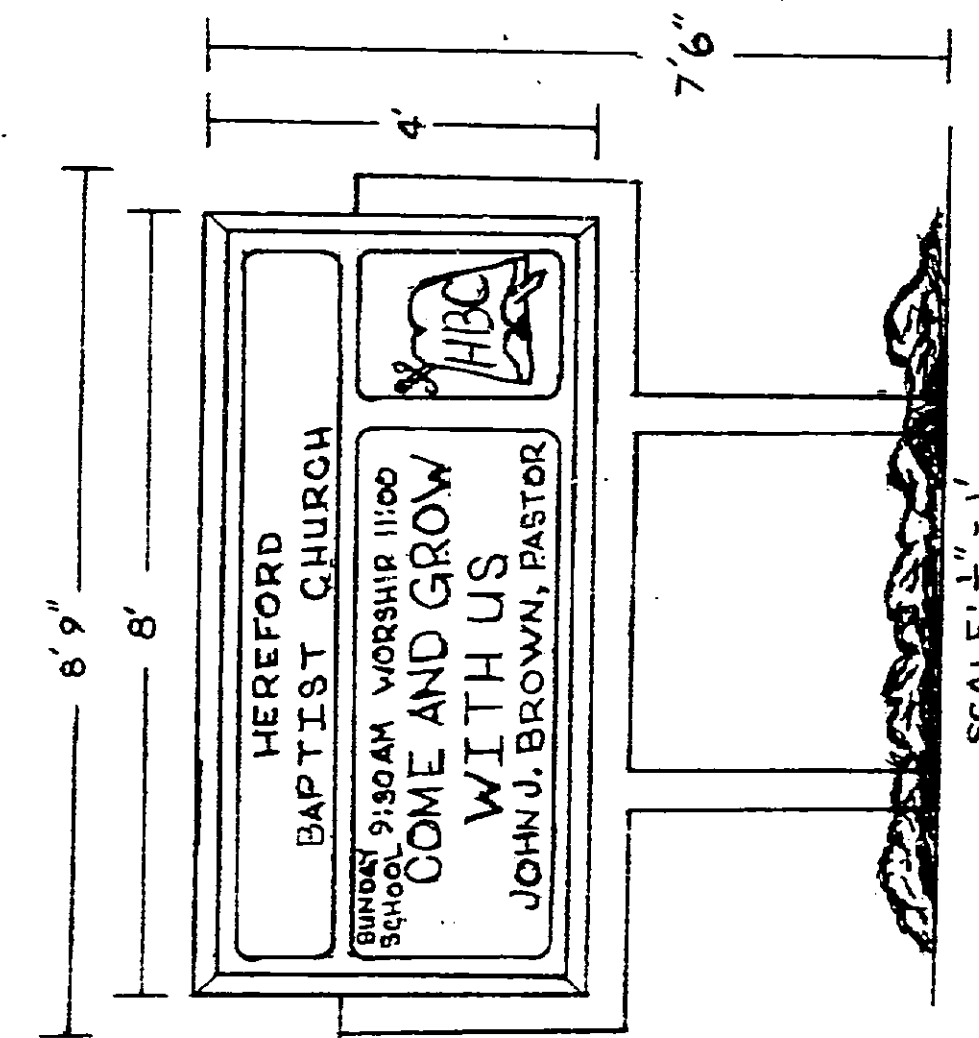
Case 96-176-A

FIRST BAPTIST CHURCH OF HEREFORD
9 MT. CARMEL ROAD
HEREFORD, MARYLAND 21120
JOHN J. BROWN, PASTOR
1411 MT. CARMEL ROAD
PARKTON, MARYLAND 21120
(410) 343-0404

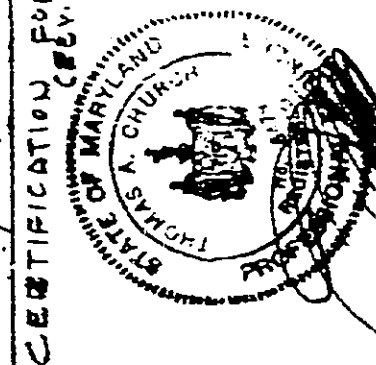
GENERAL NOTES

1. TOTAL SQ. FT. OF DBL SIDED ILLUMINATED SIGN - 64 SQ. FT.
2. SET BACK FROM MT. CARMEL ROAD - 10 FT.
3. SIGN POSITIONED PERPENDICULAR TO MT. CARMEL RD.
4. SIGN 363' FROM CENTER LINE OF NEAREST INTERSECTION OF 6TH ELECTION DIST. 3rd Councilmanic
5. 6th Election Dist. 3rd Councilmanic

PROR FREE STANDING SIGN



CERTIFICATION FOR SIGN ONLY
REVISED 10/3/95
TO SHOW LOCATION
OF PROPOSED SIGN
FOR PERMIT



BOUNDARY OF SURVEY
First Baptist Church of Hereford
BALTIMORE COUNTY MARYLAND
SCALE: 1" = 40'

NOTE: PLAT RENDERED WITHOUT A TITLE REPORT



ZONED R.C.5

Plan to accompany zoning variance

Development Management Consultants, Inc.
ATTY GENERAL & SURVEYOR
BALTIMORE MARYLAND

APRIL 27, 1995

VICINITY MAP





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPH
JANUARY
1986

LOCATION
HEREFORD

SHEET
N.W.
27-C

THIS MAP HAS BEEN REPRODUCED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21215

96-176-A